



600 W 33RD ST N, WICHITA, KS



**OFFERED
FOR SALE**

\$1,265,000 | 8.50% CAP

CONFIDENTIAL OFFERING
MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this Family Dollar in Wichita, KS. Family Dollar is signed to a ten (10) year lease with six (6) 5-year renewal options.



**DEMOGRAPHICS
FOR TENANT
SUCCESS**



**LOCATED IN
INDUSTRIAL
PARK**



**MOST
POPULATED
CITY IN KANSAS**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-10	\$107,468
1st Extension Option	11-15	\$112,088
2nd Extension Option	16-20	\$116,678
3rd Extension Option	21-25	\$121,268
4th Extension Option	26-30	\$125,858
5th Extension Option	31-35	\$130,448
6th Extension Option	36-40	\$135,038

NOI	\$107,468
CAP Rate	8.50%
Listing Price	\$1,265,000



ASSET SNAPSHOT

Tenant Name	Family Dollar
Address	600 West 33rd Street N, Wichita, KS
Building Size (GLA)	9,180 SF
Land Size	0.85 AC
Year Built/Renovated	2022
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	9/8/2022
Remaining Term	7.5 Years (Dark)
Current Annual Rent	\$107,468



144,269 PEOPLE
IN 5 MILE RADIUS



\$78,273 AHHI
IN 5 MILE RADIUS



28,900 VPD
ON INTERSTATE 20



DARK FAMILY DOLLAR

10% rent increase during options periods | 7.5 years remaining on lease



TARGET HOUSEHOLD INCOME

Ideal household income of \$78,273 within a 5 miles, perfectly positions the long-term success of Family Dollar | Located approximately 1 mile south of I-235 and 1 mile west of I-135; sees a combined 117,148 VPD



STRATEGICALLY LOCATED NEAR INTERSTATES

Located approximately 1 mile south of I-235 and 1 mile west of I-135; sees a combined 117,148 VPD



LOCATED NEAR MAJOR UNIVERSITY

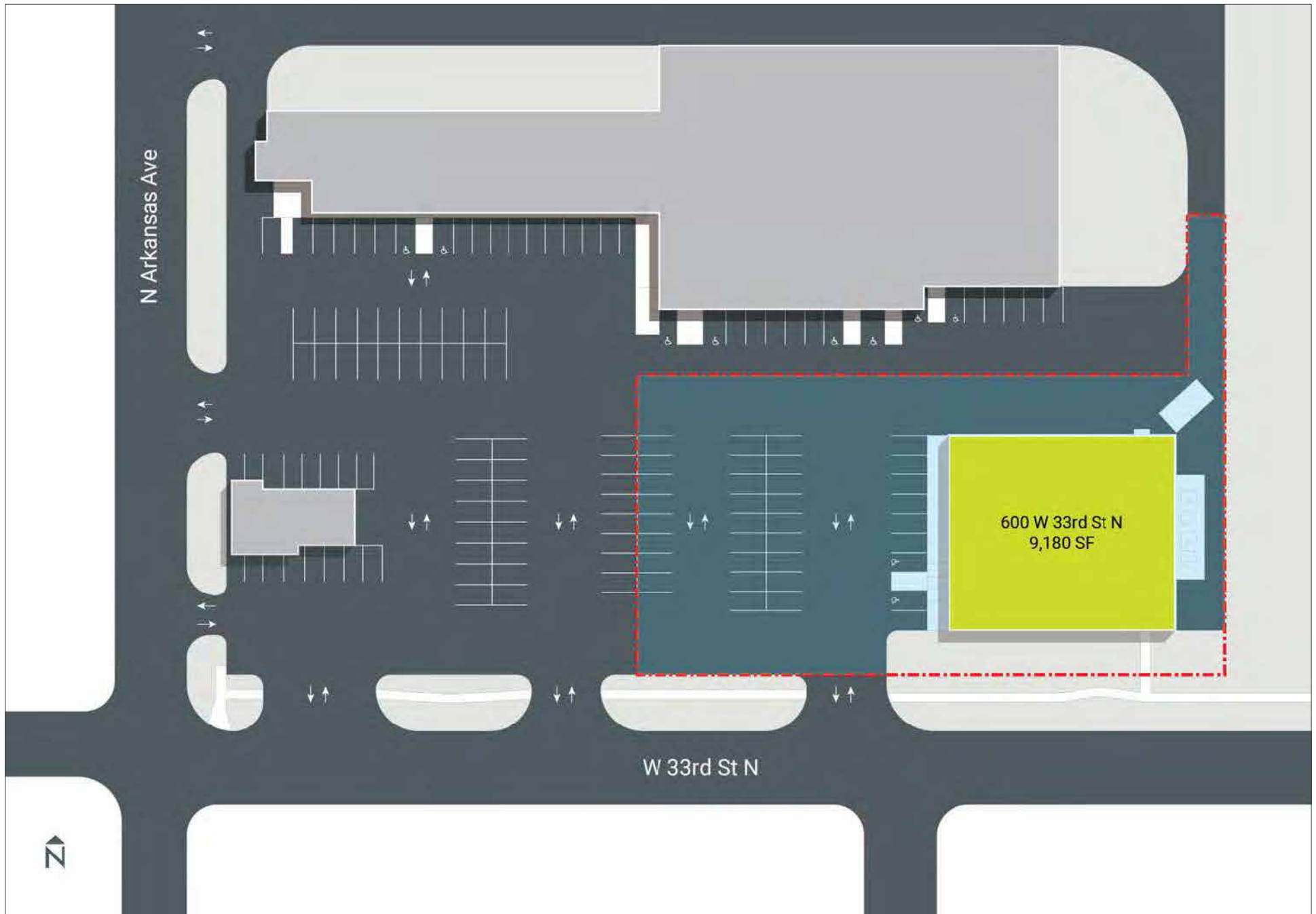
Conveniently located just 3.5 miles from Wichita State University, which has nearly 17,000 students



BELOW REPLACEMENT COST

Opportunity to acquire the building below \$146/sf, providing an investor a great redevelopment opportunity at a low basis









Aerial

FAMILY DOLLAR WICHITA, KS

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56,210 VPD

KOCH
Koch Corporate HQ
2,900 Employees

72,255 VPD

FAMILY DOLLAR

56,000 VPD

N Amidon Ave

N Broadway Ave

Wichita North
Industrial Corridor
4,000 Acres

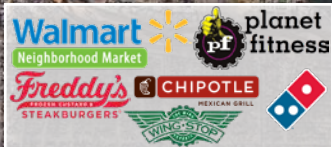


Thai Binh
Supermarket

W 21st St



Wichita State
15,000+ Students



Wichita North High
2,078 Students

E 13th St



Ascension
Via Christi St Francis
421-Bed Hospital





WICHITA, KS

FAMILY DOLLAR WICHITA, KS

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Wichita, Kansas, often dubbed “The Air Capital of the World,” is a vibrant city nestled in the heart of the American Midwest. With a rich history rooted in aviation and entrepreneurship, Wichita boasts a diverse tapestry of culture, industry, and natural beauty.

Home to nearly 400,000 residents, Wichita is the largest city in Kansas, offering a blend of urban amenities and small-town charm. Its skyline is adorned with towering skyscrapers, reflecting the city’s economic prominence as a hub for manufacturing, healthcare, and technology.

Aviation enthusiasts flock to Wichita to explore its renowned museums, such as the Kansas Aviation Museum and the Coleman Museum of the United States Air Force. These institutions pay homage to Wichita’s pivotal role in shaping the aviation industry, with companies like Boeing, Textron Aviation, and Spirit AeroSystems calling the city home.

1 MILES

5,723
PEOPLE
\$68,284
AHHI
2,491
TOTAL
EMPLOYEES

3 MILES

45,167
PEOPLE
\$72,910
AHHI
27,093
TOTAL
EMPLOYEES

5 MILES

144,269
PEOPLE
\$78,273
AHHI
104,782
TOTAL
EMPLOYEES

Wichita
FAMILY DOLLAR

Omaha
252 Mi. | 4:40 Drive

Kansas City
175 Mi. | 2:50 Drive

Topeka

Tulsa

Oklahoma City
155 Mi. | 2:25 Drive



TENANT SUMMARY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid. Dollar Tree, a Fortune 500 Company, now operates more than 16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

FAMILY DOLLAR QUICK FACTS

Founded: 1986

Headquarters: Chesapeake, VA

of Locations: 15,500 +/-

Ownership: Public

Stock Symbol: NASDAQ: DLTR

2024 Revenue: \$30.60 billion

Market Cap: \$15.3 billion





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Exclusively Offered By:



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